### CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

August 23, 2012 Meeting Agenda Item 3

**SUBJECT:** St. Matthew's Preschool Capacity Increase - (PA2012-081)

2300 Ford Road

Conditional Use Permit No. UP2012-013

**APPLICANT:** Domus Studio Architecture

**PLANNER:** Fern Nueno, Assistant Planner

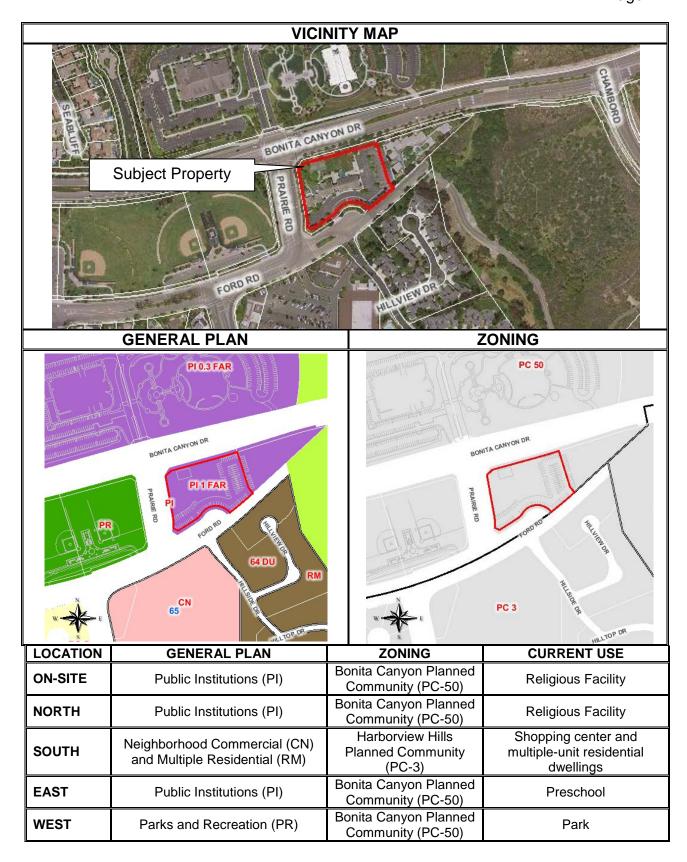
(949) 644-3227, fnueno@newportbeachca.gov

### **PROJECT SUMMARY**

An amendment to Use Permit No. UP3633 to increase the maximum number of children allowed at the existing church preschool from 60 to 76 children. The existing church facility contains a parish hall, administration offices, and preschool classrooms. No square footage increase is proposed. The additional students will be accommodated in the existing Sunday school classrooms located in the administration office building.

### **RECOMMENDED ACTION**

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No. \_\_\_ approving Conditional Use Permit No. UP2012-013 (Attachment No. PC 1).



### **INTRODUCTION**

### **Project Setting**

The subject property is located at the southeast corner of Bonita Canyon Drive and Prairie Road. To the east is the Newport Coast Child Development Preschool, to the west is the Bonita Canyon Sports Park, and to the south is the Newport Hills Shopping Center. The subject property is approximately 82,845 square feet in area and is developed with a 12,327-square-foot church facility consisting of a parish hall/sanctuary, administration offices, and classrooms, and a surface parking lot with 88 parking spaces. The adjacent preschool parking lot contains 14 parking spaces and the two uses have a shared parking agreement.

### **Project Description**

The applicant requests an amendment to Use Permit No. UP3633 to increase the capacity of the preschool at St. Matthew's Church to allow an additional 16 children. The Use Permit currently allows a maximum of 60 children and this amendment would increase that number to 76 children. No additional square footage is proposed. The additional students will be accommodated in the existing Sunday school classrooms located in the administration office building. The applicant's project description is provided as Attachment No. PC 3.

### **Background**

On September 10, 1998, the Planning Commission approved Use Permit No. UP3633 to allow the establishment of a religious facility on a vacant site. The approval allowed the church structure to exceed the 50 foot height limit with a steeple and included a parking management plan with a reduction in the number of required parking spaces.

On March 23, 2000, the Planning Commission approved an amendment to Use Permit UP3633 allowing additional square footage, changes to the project plans, and an increase in the preschool capacity from 50 to 60 children.

The approvals included two (2) phases of development. Phase 1 included construction of classrooms, the parish hall, and administrative offices. Phase 1 was completed in 2001. The Phase 2 approval included a sanctuary building with a chapel. Phase 2 was granted a time extension in 2005; however, it was not constructed and the approval expired.

### **DISCUSSION**

### <u>Analysis</u>

### General Plan and Zoning Code Consistency

The subject property is designated as Private Institutions (PI) by the Land Use Element of the General Plan, which is intended to provide for privately owned facilities that serve the public, including places for religious assembly and private schools. The subject property is located within the Bonita Canyon Planned Community (PC-50) Zoning District. Within PC-50, the subject property is located within Residential Subarea 4, which is intended to provide for a wide variety of residential housing types and also allow for community service facilities. A church is an allowed use within Subarea 4 with the approval of a Use Permit. The church and associated preschool use are consistent with the land use and zoning designations.

### Operation and Existing Development

The preschool office hours are from 9:00 a.m. to 6:00 p.m., Monday through Friday. The parish office hours vary from day to day, but do not exceed 9:00 a.m. to 4:00 p.m., Monday through Friday. The worship services are currently offered on Thursday mornings and at three times on Sundays. Sunday school is offered during services on Sundays. The preschool operates from 9:00 a.m. to 3:00 p.m., Monday through Friday. Day care is provided from 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m. Counseling sessions and classes are also offered throughout the week.

The church is made up of three buildings: the parish hall, administration building, and preschool. The administration building contains offices, classrooms, a youth room, restrooms, and storage. The classrooms on the first floor are used for Sunday school classes and would be used for the proposed additional preschool classrooms. The square footage of the existing church facilities is summarized in the Table 1 below.

2<sup>nd</sup> Floor 1<sup>st</sup> Floor Total Square Building Square Square Footage Footage Footage Parish Hall 4,144 1,497 5,641 2,472 2,143 4,615 Administration Preschool 2,071 2,071 12,327 Total 8,687 3,640

Table 1

### Parking and Circulation

Zoning Code Section 20.40.040 (Off Street Parking Spaces Required) establishes a parking requirement for assembly uses of one (1) space per three (3) seats or one (1) space per 35 square feet used for assembly purposes. The subject property contains 88 parking spaces and the adjacent preschool parking lot contains 14 parking spaces, for a

total of 102 spaces. The two uses have a shared parking agreement. There is also motorcycle parking available onsite. The parking requirement for the church is based on the number of seats in the sanctuary. The Phase 2 sanctuary was planned for 312 seats, which required 104 parking spaces, based on a parking requirement of one (1) space for every three (3) seats in the sanctuary. Use Permit No. UP3633 included approval of a parking management plan with a waiver of 16 parking spaces. However, the current sanctuary within the parish hall has fewer than 200 seats; therefore, there is currently excess parking of 21 parking spaces above the requirement. If a larger sanctuary is constructed in the future, an amendment to this Conditional Use Permit would be required.

The church services are the highest generator of parking demand on site, and those services generally occur outside of the preschool hours. The preschool use is ancillary to the church use and does not generate a high parking demand. The increased capacity of 16 students will require additional staff members. The 102 parking spaces are sufficient to accommodate the adjacent preschool use and the proposed preschool expansion. The circulation and drop off/pick up of the children runs efficiently and the additional preschool capacity should not negatively affect it.

### Required Findings

Pursuant to Section 20.52.020 (Conditional Use Permits and Minor Use Permits) of the Zoning Code, the Planning Commission may approve or conditionally approve a Conditional Use Permit only after making the following findings:

- 1. The use is consistent with the General Plan and any applicable specific plan;
- 2. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;
- 3. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity;
- 4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and
- 5. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Staff believes that findings for approval can be made, and facts in support of the required findings are included in the draft resolution (Attachment No. PC 1). The existing church and preschool use is consistent with the PI land use designation and the

PC-50 zoning regulations. The proposed amendment is a minor expansion of the existing preschool use. The increased capacity should not negatively affect neighboring uses and it is an added amenity to the residents and employees in the area. The offstreet parking that is provided is sufficient and the existing circulation for the drop off and pick up of children is effective.

### Alternatives

The Planning Commission may also approve a modified project or deny the application. Should the Planning Commission determine that the required findings cannot be made, the attached Resolution for Denial (Attachment No. PC 2) is provided to facilitate the denial of the project, and would require additional information or findings that the Planning Commission may deem necessary or warranted.

### **Environmental Review**

The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities), which exempts minor alterations to existing facilities involving negligible expansion of use. The proposed project consists of a minor expansion of an existing use with no additional square footage.

### **Public Notice**

Notice of this review was published in the Daily Pilot, mailed to property owners within 300 feet of the property and posted at the site a minimum of 10 days in advance of this hearing consistent with the Municipal Code. Additionally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the City website.

Prepared by: Submitted by:

Fern Nueno

Assistant Planner

Brenda Wisneski, AICP, Deputy Director

### <u>ATTACHMENTS</u>

PC 1 Draft Resolution for Approval

PC 2 Draft Resolution for Denial

PC 3 Applicant's Project Description

PC 4 Project Plans

### **Attachment No. PC 1**

Draft Resolution for Approval

### RESOLUTION NO. 2012-\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH APPROVING CONDITIONAL USE PERMIT NO. UP2012-013 FOR AN AMENDMENT TO UP3633 TO INCREASE THE CAPACITY OF THE PRESCHOOL LOCATED AT 2300 FORD ROAD (PA2012-081)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

### SECTION 1. STATEMENT OF FACTS.

- 1. An application was filed by Domus Studio Architecture, with respect to property located at 2300 Ford Road, and legally described as Parcel 1 of Resubdivision 1043 requesting approval of a Conditional Use Permit.
- 2. The applicant proposes an amendment to Use Permit No. UP3633 (Amended) to increase the maximum number of children allowed at the existing church preschool from 60 to 76 children. The existing church facility contains a parish hall, administration offices, and preschool classrooms. No square footage increase is proposed. The additional students will be accommodated in the existing Sunday school classrooms located in the administration office building.
- 3. The subject property is located within the Bonita Canyon Planned Community (PC-50) Zoning District and the General Plan Land Use Element category is Private Institutions (PI).
- 4. The subject property is not located within the coastal zone.
- A public hearing was held on August 23, 2012, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

#### SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

- 1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities).
- Class 1 exempts minor alterations to existing facilities involving negligible expansion of use. The proposed project consists of a minor expansion of an existing use with no additional square footage.

### SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020 of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

### Finding:

A. The use is consistent with the General Plan and any applicable specific plan.

### Facts in Support of Finding:

- A-1. The subject property is designated as Private Institutions (PI) by the Land Use Element of the General Plan, which is intended to provide for privately owned facilities that serve the public, including places for religious assembly and private schools. The church and associated preschool use are consistent with the land use designation.
- A-2. The subject property is not located in a specific plan area.

### Finding:

B. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.

### Facts in Support of Finding:

- B-1. The subject property is located within the Bonita Canyon Planned Community (PC-50) Zoning District. Within PC-50, the subject property is located within Residential Subarea 4, which is intended to provide for community service facilities. A church is an allowed use within Subarea 4 with the approval of a Use Permit.
- B-2. Zoning Code Section 20.40.040 (Off Street Parking Spaces Required) establishes a parking requirement for assembly uses of one (1) space per three (3) seats or one (1) space per 35 square feet used for assembly purposes. The subject property contains 88 parking spaces and the adjacent preschool parking lot contains 14 parking spaces, for a total of 102 spaces. The two uses have a shared parking agreement. The 102 parking spaces are sufficient to accommodate the adjacent preschool use and the proposed preschool expansion. The sanctuary within the parish hall has fewer than 200 seats; therefore, the required parking is no more than 67 spaces and there is an excess of spaces above the requirement.

### Finding:

C. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.

### Facts in Support of Finding:

- C-1. The facilities on site are one- and two-story buildings, are setback from the streets, and provide a courtyard in the center for people to congregate outside. A wall is provided on the north side of the property along Bonita Canyon Road to buffer the property from surrounding uses.
- C-2. The operational characteristics are typical for a religious facility and the church is a compatible use with the allowed uses in the vicinity, including residential, commercial, and parks. The preschool office hours are from 9:00 a.m. to 6:00 p.m., Monday through Friday. The parish office hours vary from day to day, but do not exceed 9:00 a.m. to 4:00 p.m., Monday through Friday. The worship services are currently offered on Thursday mornings and at three times on Sundays. Sunday school is offered during services on Sundays. The preschool operates from 9:00 a.m. to 3:00 p.m., Monday through Friday. Day care is provided from 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m. Counseling sessions and classes are also offered throughout the week.

### Finding:

D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.

### Facts in Support of Finding:

D-1. The subject property is approximately 82,845 square feet in area and is developed with a 12,327-square-foot church facility consisting of a parish hall/sanctuary, administration offices, and classrooms, and a surface parking lot with 88 parking spaces. The adjacent preschool parking lot contains 14 parking spaces and the two uses have a shared parking agreement. The subject property is surrounded on three sides by streets. The parking lot can be accessed from two (2) drive aisles along Ford Road. A fire hydrant is located along Ford Road with red curb for fire engine access.

### Finding:

E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

### Facts in Support of Finding:

- E-1. The church has operated in this location since 2001 and has not proven detrimental to the surrounding areas.
- E-2. The project has been reviewed and conditioned to ensure that potential conflicts with surrounding land uses are minimized to the extent possible to maintain a healthy environment for residents and businesses. The project is required to meet noise

- ordinance requirements to protect neighboring uses from bells, organs, or other music or sounds.
- E-3. Adequate parking is provided on site and easily accommodates the additional preschool capacity. The circulation and drop off/pick up of the children runs efficiently.

SECTION 4. DECISION.

### NOW, THEREFORE, BE IT RESOLVED:

- 1. The Planning Commission of the City of Newport Beach hereby approves Conditional Use Permit No. UP2012-013, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
- 2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 23<sup>RD</sup> DAY OF AUGUST, 2012.

AYES:
NOES:
ABSTAIN:
ABSENT:
BY:
Michael Toerge, Chairman
BY:
Fred Ameri, Secretary

#### **EXHIBIT "A"**

#### CONDITIONS OF APPROVAL

- 1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
- 2. All proposed signs shall be in conformance with the approved Comprehensive Sign Program for the project site and provisions of Chapter 20.67 of the Newport Beach Municipal Code.
- Conditional Use Permit No. 2012-013 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.91.050 of the Newport Beach Municipal Code, unless an extension is otherwise granted.
- 4. This approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.
- 5. This Use Permit may be modified or revoked by the City Council or Planning Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
- 6. Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require an amendment to this Use Permit or the processing of a new Use Permit.
- 7. Noise generated by the use, which include the use of musical instruments, prerecorded music and/or singing, shall be confined to the interior of the structure and all windows and doors within the facility shall be closed, except when entering and leaving by the main entrance of the facility.
- 8. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code. The maximum noise shall be limited to no more than depicted below for the specified time periods unless the ambient noise level is higher:

	Between thand 10:00P	ne hours of 7:00AM M	Between the hours 10:00PM and 7:00AM	
Location	Interior	Exterior	Interior	Exterior
Residential Property	45dBA	55dBA	40dBA	50dBA
Residential Property located within 100 feet of a commercial property	45dBA	60dBA	45dBA	50dBA
Mixed Use Property	45dBA	60dBA	45dBA	50dBA
Commercial Property	N/A	65dBA	N/A	60dBA

Tmplt: 05/16/2012

- 9. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
- 10. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
- 11. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the St. Matthew's Preschool Capacity Increase including. but not limited to, the Conditional Use Permit No. UP2012-013 (PA2012-081). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

### **Attachment No. PC 2**

Draft Resolution for Denial

### RESOLUTION NO. 2012-\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH DENYING CONDITIONAL USE PERMIT NO. UP2012-013 FOR AN AMENDMENT TO UP3633 TO INCREASE THE CAPACITY OF THE PRESCHOOL LOCATED AT 2300 FORD ROAD (PA2012-081)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

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- 3. The subject property is located within the Bonita Canyon Planned Community (PC-50) Zoning District and the General Plan Land Use Element category is Private Institutions (PI).
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- A public hearing was held on August 23, 2012, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

#### SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

Pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, projects which a public agency rejects or disapproves are not subject to CEQA review.

#### **SECTION 3. FINDINGS**

The Planning Commission may approve a Conditional Use Permit application only after making each of the required findings set forth in Section 20.52.020 of the Newport Beach Municipal Code. In this case, the Planning Commission was unable to make the following required findings:

### Finding:

A. The use is consistent with the General Plan and any applicable specific plan.

A-1.

### Finding:

B. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.

B-1.

### Finding:

C. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.

C-1.

### Finding:

D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.

D-1.

### Finding:

E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

E-1.

SECTION 4. DECISION.

### NOW, THEREFORE, BE IT RESOLVED:

- 1. The Planning Commission of the City of Newport Beach hereby denies Conditional Use Permit No. UP2012-013.
- 2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance

with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 23 <sup>RD</sup> DAY OF AUGUST, 2012.
AYES:
NOES:
ABSTAIN:
ABSENT:
BY: Michael Toerge, Chairman
BY: Fred Ameri, Secretary
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### **Attachment No. PC 3**

Applicant's Project Description

domus studio

City of Newport Beach Community Development Department Planning Division 3300 Newport Boulevard Newport Beach, CA 92663

June 21, 2012

RE:

Amendment to Existing Conditional Use Permit #3633 Change Preschool Capacity from 60 to 76 Children

On March 23, 2000 St. Matthew's Church was granted a Conditional Use Permit to operate a Church and Preschool on their property located at 2300 Ford Road in Newport Beach. In 2001 they completed construction of the first phase of their Master Plan which included interim Worship Facilities, offices, meeting rooms and preschool facilities. For the past 12 or so years these facilities have served them very well.

Conditional Use Permit #3633, condition #2 limits the capacity of the Preschool to 60 children. They would like to increase the capacity by 16 to a total of 76 children. No additional building area would be required for this change. The additional children will all be accommodated within the existing facilities.

The existing parking lot has 103 parking spaces. This was sized to accommodate the future Church with 309 seats. Their current interim worship space accommodates <200 seats. The parking lot is only heavily used on weekends and some evenings when there are special events. Even though the parking lot is shared during weekday, daytime hours, there are still 71 spaces available solely to St. Matthew's Church. This is well in excess of the requirements for various daytime small Church meetings, Church Administrative Staff, and existing (or proposed) preschool usage.

We thank you in advance for your consideration of this request. This minor change in the weekday usage of the campus will allow St. Matthew's Church to better serve their congregation and the greater Newport Beach community.

Thank you

David Pfeifer, A.I.A., Principal, LEED AP

domusstudio architecture

PA2012-081 for UP2012-013 2300 Ford Road domusstudio architecture

### Attachment No. PC 4

Project Plans





# VICINITY MAP BONITA CANYON ROAD OLD FORD ROAD NORTH NO SCALE

# ST. MATTHEW'S CHURCH

ST. MATTHEW'S CHURCH 2300 FORD ROAD

(949) 219-0911

NEWPORT BEACH, CA 92660

FR. STEPHEN C. SCARLETT sscarlett@stmatthewsnewport.com

domusstudio architecture 2150 W WASHINGTON SUITE 303 SAN DIEGO, CALIFORNIA 92110

DAVID PFEIFER, AIA, LEED AP david.pfeifer@domusstudio.com

(619) 692-9393 x 13

newport beach, california

	A 0		F 0
OCCUPANCY (USE) (USE)	A-3 (PARISH HALL & CLASSROOMS)	B (OFFICE)	E-3 (PRESCHOOL)
CONSTRUCTION TYPE	V-HR-SPRINKLED IN LIEU OF 1 HR.	V-HR-SPRINKLED IN LIEU OF 1 HR.	V-HR-SPRINKLED IN LIEU OF 1 HR.
ALLOWABLE HEIGHT/ NUMBER OF STORIES:	50'/2 STORIES	50 ' / 2 STORIES	50 1/2 STORIES
ACTUAL HEIGHT AND NUMBER OF STORIES:	34'/2 STORIES	34'/2 STORIES	22 1/2 STORIES
UBC ALLOWABLE AREA:			
BASIC ALLOWABLE AREA:	10,500 S.F.	14,000 S.F.	15,700 S.F.
SEPARARTION 3 SIDES:	(120 MIN. YARD - 20 = 100 x + 10,500 S.F.	2.5% = + 100%) + 14,000 S.F.	+ 15,700 S.F.
TOTAL ALLOWABLE AREA:	21,000 S.F.	28,000 S.F.	31,400 S.F.
ACTUAL AREA:	8,114 S.F.	2,058 S.F.	2,071 S.F.
MAXIMUM 1 STORY AREA:	MOST RESTRICTIVE = A-3 OCC	C. 8714 S.F. < 21,000 S.F. ∴ C	D.K
ACTUAL AREA:	8,114 S.F.	2,058 S.F.	2,071 S.F.
MIXED OCCUPANCY AREA	CALC.		
ACTUAL AREA:	8,114 S.F. (.39)	2,058 S.F. (.07)	2,071 S.F. (.07) = .53 < 1.0
ALLOWABLE AREA:	21,000 S.F.	28,000 S.F.	31,400 S.F. : <u>O.K.</u>
OCCUPANCY SEPARATIONS:	E / B = 1 HOUR	B / A-3 = NONE	A / E = NONE
EXTERIOR WALL PROTECTION:	2 HOUR < 5' 1 HOUR ELSEWHERE	1 HOUR	2 HOUR < 5' 1 HOUR ELSEWHERE
OPENING PROTECTION:	NOT PERMITTED < 5'	NOT PERMITTED < 5'	NOT PERMITTED < 5'
OCCUPANCY:	SEE TABLE ON PLANS		

P	ROJECT	DAT	$\triangle$			PROJECT	TEAM
PROJI	ECT ADDRESS:	2300 FORD ROAI NEWPORT BEAC 92660				OWNER:	ST. MATTHEW
APN:		458-151-73					2300 FORD RO NEWPORT BE
LEGAI	L DESCRIPTION:	TRACT 15317 - L	OT NO. 9				(949) 219-0911
SITE A	ACERAGE:	2.3 ACRES					FR. STEPHEN sscarlett@stma
ZONIN	NG:	P.C. (BONITA CA	NYON PLANNED C	OMMUNITY)			
USE P	PERMIT:	CITY OF NEWPO	RT BEACH # U.P. 3	8633			
PROP	OSED USE:	NEW CHURCH F	ACILITIES			PROJECT ARCHITECT:	domusstudio a
WATE	R DISTRICT:	IRVINE RANCH V	VATER DISTRICT				2150 W WASH
SCHO	OL DISTRICT:	00000					SAN DIEGO, C (619) 692-9393
PROJI	ECT DESCRIPTION:	MATTHEW'S CHI PRESCHOOL FR OF THE CONDIT BUILDING AREA AMENDMENT. T	JRCH TO INCREAS OM 60 TO 76 CHILI IONAL USE PERMI OR EXTERIOR ELE THE NEW STUDENT	SE PERMIT #3633 FC SE THE CAPACITY OI DREN, AS DEFINED I T. THERE IS NO CHA EVATIONS PROPOSE TS WILL BE ACCOMM NG BUILDINGS / ROC	F THE EXISTING N CONDITION #2 ANGE IN THE ED BY THIS MODATED		DAVID PFEIFE david.pfeifer@o
<b>PROJI</b>	ECT SIZE:	1st FLOOR:	2ND FLOOR:	SUB-TOTAL_	PHASE TOTAL		
PHAS	PARISH HALL	4144 S.F.	1497 S.F.	5641 S.F.			
	ADMINISTRATION	2472 S.F.	2143 S.F.	4615 S.F.			
	PRESCHOOL	2071 S.F.	<u></u>	2071 S.F.			
	PHASE 1 TOTAL	8687 S.F.	3640 S.F. > 5' OF HEADROOI	12,327 S.F.	12,327 S.F. DMPLETED IN 2001		
PHAS	E 2	( = AREA WITH	> 5 OF HEADROOM	M) ALKLADI CC	DIVII ELTED IIV 2001		
	SANCTUARY	7515 S.F.	1857 S.F.	9372 S.F.	9372 S.F.		
PHAS	E 3 PRESCHOOL ADDITION	1600 S.F.		1600 S.F.			
	CLASSROOMS		1600 S.F.	1600 S.F.			
DUAG	PHASE 3 TOTAL	1600 S.F	1600 S.F.	3200 S.F.	3200 S.F.		
PHAS	L 4 CLASSROOMS	1200 S.F.		1200 S.F.	1200 S.F.		
			NO CHA	ANGE PROPOSED	26,099 S.F.		
PARKI	ING REQUIRED:	(FUTURE SANCT NOTE: USE PER	MIT RESTRICTS TO IPON PARKING PR	S / 3 SEATS PER SPA = 103 PARKING SPA OTAL # OF OCCUPAI	CES)		
PARKI	ING PROVIDED:	TOTAL **	NO CH	NIGE FROFOSED			
	STANDARD DISABLED MOTORCYCLE	97SPACES 5 SPACES 1 SPACE					
	TOTAL	103 SPACES	NO CHA	ANGE PROPOSED			
		( ** = SHARED PA SEE USE PA		NT WITH ADJACENT	PROPERTY -		
LOT C	OVERAGE:	8714 S.F. ( 8.7% )	) NO CHA	ANGE PROPOSED			
F.A.R.	:	12.2%	NO CHA	ANGE PROPOSED			
HEIGH	HT:	34' - 0" MAX. (PH 75' - 0" MAX. (PH	ASE 1,3,4) NO CHA ASE 2) NO CHA	ANGE PROPOSED ANGE PROPOSED			
455.	OARLE COREC	2010 CBC					

APPLICABLE CODES:

2010 CBC

ARCHITECTURAL	LEGEND
GRID LINE SYMBOL	——————————————————————————————————————
WINDOW TYPE	$\langle B \rangle$
DOOR TYPE	001A
WALL TYPE	W1
FLOOR TYPE	F1
ROOF TYPE	R1
DETAIL NO. SHEET DRAWN	4 A-2
BUILDING SECTION SHEET DRAWIN	4 A-2
WALL SECTION NO. SHEET DRAWN	4 A-2
ELEVATION SYMBOL	(A30)
ROOM NUMBER	23
ELEVATION	<del></del>
EARTH	
CONCRETE	
STEEL	
MASONRY	
ROUGH FRAMING LUMBER	
FINISH LUMBER	
GYP BD WALL	

	PRIOR TO ISSUANCE OF BUILDING PERMIT, A TEMPORARY 10' DIA. FENCE SHALL BE ERECTED AROUND THE PERIMETER OF THE 4 EXISTING TORREY PINE TREES. IF ANY OF THE 4 TREES ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED WITH LIKE KIND.
RCHITECTURAL LEGEND	CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF <u>DRB PERMIT NO.: DRB-98-34</u> AND THE AMMENDED REQUIREMENTS OF LOT 4 OF THE CVPP PER <u>R-98-02</u> , BOTH OF THE CITY OF DEL MAR.
ID LINE SYMBOL ————————————————————————————————————	FIRE
NDOW TYPE B	PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SHALL BE PREPARED AND SUBMITTED BY INSTALLING CONTRACTOR TO THE FIRE PROTECTION BUREAU, FIRE MARSHALL AND ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL COMPLY WITH THE U.B.C. STANDARD
OR TYPE 001A	OF AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL COMPLY WITH THE U.B.C. STANDARD  NO. 38-1. PLANS FOR STANDPIPES, SPRINKLER SYSTEMS OR FIRE ALARM SYSTEMS MUST  BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE OF EXPOSED EQUIPMENT  AND LOCATIONS, PRIOR TO REVIEW AND APPROVAL OF THE PLANS BY THE FIRE PREVENTION  BUREAU. ALL EXPOSED HEADS SHALL BE STRATEGICALLY LOCATED IN THE CENTER OF  THE CEILING TILES UNLESS OTHERWISE NOTED.
LL TYPE W1	IN AREAS WHERE RECESSED FIXTURES VIOLATE THE INTEGRITY OF A FIRE RATED ASSEMBLY, PROTECTION SHALL BE CONTINUOUS AROUND RECESSED FIXTURE TO MAINTAIN CONTINUITY OF THE FIRE RATED ASSEMBLY.
DOR TYPE F1	FIRE HYDRANTS SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS FOR ON SITE FIRE HYDRANTS. (U.F.C. SEC. 10.301)
OF TYPE R1	ALL FIRE ALARM SYSTEMS SHALL BE INCLUDED IN THE CONTRACT AND BE INSTALLED IN COMPLIANCE WITH CODES AS FOLLOWS: (C.B.C., ARTICLE 3—760 AND U.F.C. ARTICLE 10). PLANS FOR FIRE SPRINKLER SYSTEM MUST BE SUBMITTED TO, AND APPROVED BY, THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED.
TAIL DETAIL NO.  SHEET DRAWN  A-2	BUILDING CONTRACTOR SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPYING THIS BUILDING(S).
SECTION LETTER 4	BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (U.F.C. SEC. 10.208)
ILDING SECTION SHEET DRAWIN A-2	THE CONSTRUCTION, REMODEL OR DEMOLITION OF A BUILDING SHALL COMPLY WITH U.F.C. ARTICLE 87.
SECTION NO. SHEET DRAWN	FIRE AND/OR SMOKE DAMPER ASSEMBLIES, INCLUDING SLEEVES, ACCESS, AND INSTALLATION PROCEES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
EVATION SYMBOL (A30)	
OM NUMBER 23	ALARMS  VISUAL AND AUDIBLE ALARMS SHALL BE INSTALLED AND COMPLY WITH THE PROVISIONS OF NEPA 72G.
EVATION	Thevisions of MTA 726.
RTH	TITLE 24
NCRETE STATE	THE UPPER APPROACH AND LOWEST TREAD ON EACH FLIGHT OF INTERIOR STAIRS SHALL BE MARKED WITH A STRIPE OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE AND
EEL	PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OR LANDING. THE APPROACH AND ALL TREADS OF EXTERIOR STAIRS SHALL BE MARKED WITH A STRIPE OF CLEARLY CONTRASTING COLOR AT 2" WIDE AND PARALLEL TO AND NOT MORE THAN 1" FROM NOSE OR LANDING. THE STRIPE WILL BE AT LEAST AS SLIP RESISTANT AS OTHER TREADS.
SONRY	SURFACE SLOPES OF PARKING AREAS FOR THE PHYSICALLY DISABLED SHALL NOT SLOPE MORE THAN 1/4" PER FOOT IN ANY DIRECTION. UNLESS OTHERWISE NOTED, THE SURFACE
UGH FRAMING LUMBER	OF ALL WALKS SHALL RECEIVE A SLIP RESISTANT FINISH EQUAL TO THAT ACHIEVED WITH A 'MEDIUM SALT FINISH.' CROSS SLOPES OF WALKS SHALL NOT EXCEED 1/4" PER FOOT.
IISH LUMBER	NOTE ON THE PLANS THAT NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD
P BD WALL	A112.19.2, AND URINALS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL USE NO MORE THAN ONE GALLON PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2. H & S CODE, SECTION 17921.3(b).

DURING CONSTRUCTION SHALL BE PAICHED TO MATCH EXISTING CONDITIONS.
WHERE WALLS AND CEILINGS ARE REQUIRED TO BE OF FIRE RESISTIVE OR NON—COMBUSTIBLE CONSTRUCTION AND WALLS ARE SET OUT OR CEILINGS ARE DROPPED. THE HANGERS AND ASSEMBLY MEMBERS OF SUCH DROPPED CEILINGS THAT ARE BELOW THE MAIN CEILING LINE SHALL BE OF NON—COMBUSTIBLE MATERIALS EXCEPT THAT IN TYPE III AND TYPE V CONSTRUCTION, FIRE RETARDANT TREATED WOOD MAY BE USED.
CONTRACTOR SHALL UTILIZE WINDOW PRODUCTS WITH FULL U—VALUE LABELING BY THE WINDOW MANUFACTURERS CHOICE OF DEFAULT OR NFRC—U METHOD.
PRIOR TO ISSUANCE OF BUILDING PERMIT, A TEMPORARY 10' DIA. FENCE SHALL BE ERECTED AROUND THE PERIMETER OF THE 4 EXISTING TORREY PINE TREES. IF ANY OF THE 4 TREES ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED WITH LIKE KIND.
CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF $\underline{DRB}$ PERMIT NO. : $\underline{DRB}$ -98-34 AND THE AMMENDED REQUIREMENTS OF LOT 4 OF THE CVPP PER $\underline{R}$ -98-02, BOTH OF THE CITY OF DEL MAR.
FIRE
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ALARMS
VISUAL AND AUDIBLE ALARMS SHALL BE INSTALLED AND COMPLY WITH THE PROVISIONS OF NFPA 72G.
TITLE 24
THE UPPER APPROACH AND LOWEST TREAD ON EACH FLIGHT OF INTERIOR STAIRS SHALL BE MARKED WITH A STRIPE OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE AND PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OR LANDING. THE APPROACH AND ALL TREADS OF EXTERIOR STAIRS SHALL BE MARKED WITH A STRIPE OF CLEARLY CONTRASTING COLOR AT 2" WIDE AND PARALLEL TO AND NOT MORE THAN 1" FROM NOSE OR LANDING. THE STRIPE WILL BE AT LEAST AS SLIP RESISTANT AS OTHER TREADS.
SURFACE SLOPES OF PARKING AREAS FOR THE PHYSICALLY DISABLED SHALL NOT SLOPE MORE THAN 1/4" PER FOOT IN ANY DIRECTION. UNLESS OTHERWISE NOTED, THE SURFACE OF ALL WALKS SHALL RECEIVE A SLIP RESISTANT FINISH EQUAL TO THAT ACHIEVED WITH A 'MEDIUM SALT FINISH.' CROSS SLOPES OF WALKS SHALL NOT EXCEED 1/4" PER FOOT.

GENERAL NOTES

DO NOT SCALE DRAWINGS, DIMENSIONS PREVAIL.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

ALL CONTRACTORS SHALL REPORT ANY CONFLICT/INCONSISTENCIES IMMEDIATELY TO THE ARCHITECT AND PRIOR TO PROCEEDING WITH THEIR WORK.

TO PROMOTE CLEAR COMMUNICATION IN THE FIELD, ALL QUESTIONS AND CLARIFICATIONS SHALL BE SUBMITTED, IN WRITING, TO THE ARCHITECTS IN A TIMELY MANNER. OFFICAL RESOLUTIONS TO THESE ISSUES SHALL BE ISSUED IN WRITING ONLY.

LOCATIONS OF UTILITIES AS SHOWN IN DRAWINGS IS BASED UPON INFORMATION INCLUDED IN RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. THE ARCHITECTS AND ARCHITECTS CONSULTANTS WILL NOT BE RESPONSIBLE FOR THE RECORD DRAWINGS. WHERE CONFLICTS ARISE BETWEEN ACTUAL LOCATION AND DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED. UNLESS OTHERWISE NOTED. ALL UTILITIES SHALL BE PROVIDED AND INSTALLED UNDERGROUND.

ANY PERIODIC VISITS TO THE JOB SITE BY THE ARCHITECT ARE FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH THE TECHNICAL PROVISIONS OF THE CONTRACT DOCUMENTS AND ARE IN NO WAY A GUARANTEE OF INSURANCE, NOR ASSUME RESPONSIBILITY FOR METHODS OR APPLIANCES USED BY THE CONTRACTOR, NOR THE SAFETY ON THE JOB IN COMPLIANCE WITH THE LAWS AND REGULATIONS.

WHERE NO DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR ANY OTHER SIMILAR WORK OR AS DIRECTED BY THE ARCHITECT.

ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS STATED IN SOILS REPORT. COPIES OF SOILS REPORTS ARE AVAILABLE UPON REQUEST.

ALL WORK UNDER ALL SECTIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE RELATED TO THE TRADES INVOLVED, AND SHALL BE COMPLETE AND PROPERLY COORDINATED WITH ALL WORK ADJACENT OR RELATED TO IT.

FRAMER SHALL LAYOUT ALL STUDS/CEILING JOISTS/RAFTERS TO ACCOMMODATE RECESSED LIGHTS, EXHAUST FANS AND ANY OTHER ELECTRICAL/MECHANICAL FIXTURES.

THE CONTRACTOR SHALL PROVIDE AND PAY FOR TEMPORARY TELEPHONE SERVICE FOR THE JOB SITE DURING THE ENTIRE CONSTRUCTION.

OWNER SHALL PAY FOR BUILDING AND OTHER PERMITS. CONTRACTOR SHALL OBTAIN BUILDING AND OTHER PERMITS FROM THE CITY OF JURISDICTION.

FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2%.

ALL NATURAL GAS APPLIANCES, THAT ARE INSTALLED IN THE BUILDING MUST BE EQUIPPED WITH APPROVED INTERMITTENT IGNITION DEVICES.

CONTRACTOR SHALL BE RESPONSIBILE TO PROVIDE PVC SLEEVES AND CHASERS BENEATH PAVING TO ALL AREAS INCLUDING RAISED PLANTERS FOR INSTALLATION OF UTILITY LINES.

IT IS THE INTENT OF THESE CONTRACT DOCUMENTS THAT THE NEW CONSTRUCTION OF THE PROJECT WHEN COMPLETED SHALL CONFORM TO REGULATIONS AT THE TIME OF PLAN CHECK, OF THE FOLLOWING CODES. GOVERNING CODES; PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA ADMINISTRATIVE CODES AND THE FOLLOWING ADOPTED CODES AND REGULATIONS, AND STANDARDS:

-CALIFORNIA AND FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACTS
-NATIONAL FIRE PROTECTION ASSOC.
-REGULATIONS OF THE FIRE MARSHALL
-UNIFORM BUILDING CODE CURRENT EDITION (1994)
-UNIFORM MECHANICAL CODE (1994)
-UNIFORM PLUMBING CODE (1994)
-NATIONAL ELECTRICAL CODE (1993)
-MASONRY ASSOCIATION
-CALIFORNIA
-TITLE 24
-AMERICAN CONCRETE CODE
-UNIFORM FIRE CODE
-UNIFORM FIRE CODE

WORK IN FURRED AREAS SHALL NOT BE CONCEALED UNTIL SUCH WORK HAS BEEN INSPECTED AND APPROVED BY THE INSPECTING AUTHORITIES. IF SUCH WORK IS CONCEALED WITHOUT INSPECTION AND APPROVAL, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL WORK REQUIRED TO OPEN AND RESTORE THE CONCEALED AREAS IN ADDITION TO ANY REQUIRED MODIFICATION TO THE SYSTEM AS WELL AS TO OTHER SYSTEMS.

CONTRACTOR TO PROVIDE ALL BACKING PLATES AND SUPPORTS FOR ITEMS SUCH AS, BUT NOT LIMITED TO, TOILET ACCESSORIES, TOILET PARTITIONS, MIRRORS, CASEWORK, HANDRAILS, ETC.

CONTRACTOR TO PROVIDE SEPERATION OR BARRIER BETWEEN ALL DISSIMILAR METALS.

ANY EXISTING STRUCTURE OR MATERIAL TO REMAIN THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE PATCHED TO MATCH EXISTING CONDITIONS.

ELEVATORS, ESCALATORS AND LIFTS SHALL COMPLY WITH CHAPTER 51 OF THE UNIFORM BUILDING CODE.

VACUUM BREAKERS SHALL BE INSTALLED AT ALL HOSE BIBS.

-ADA
-TCA CERAMIC TILE INSTALLATION

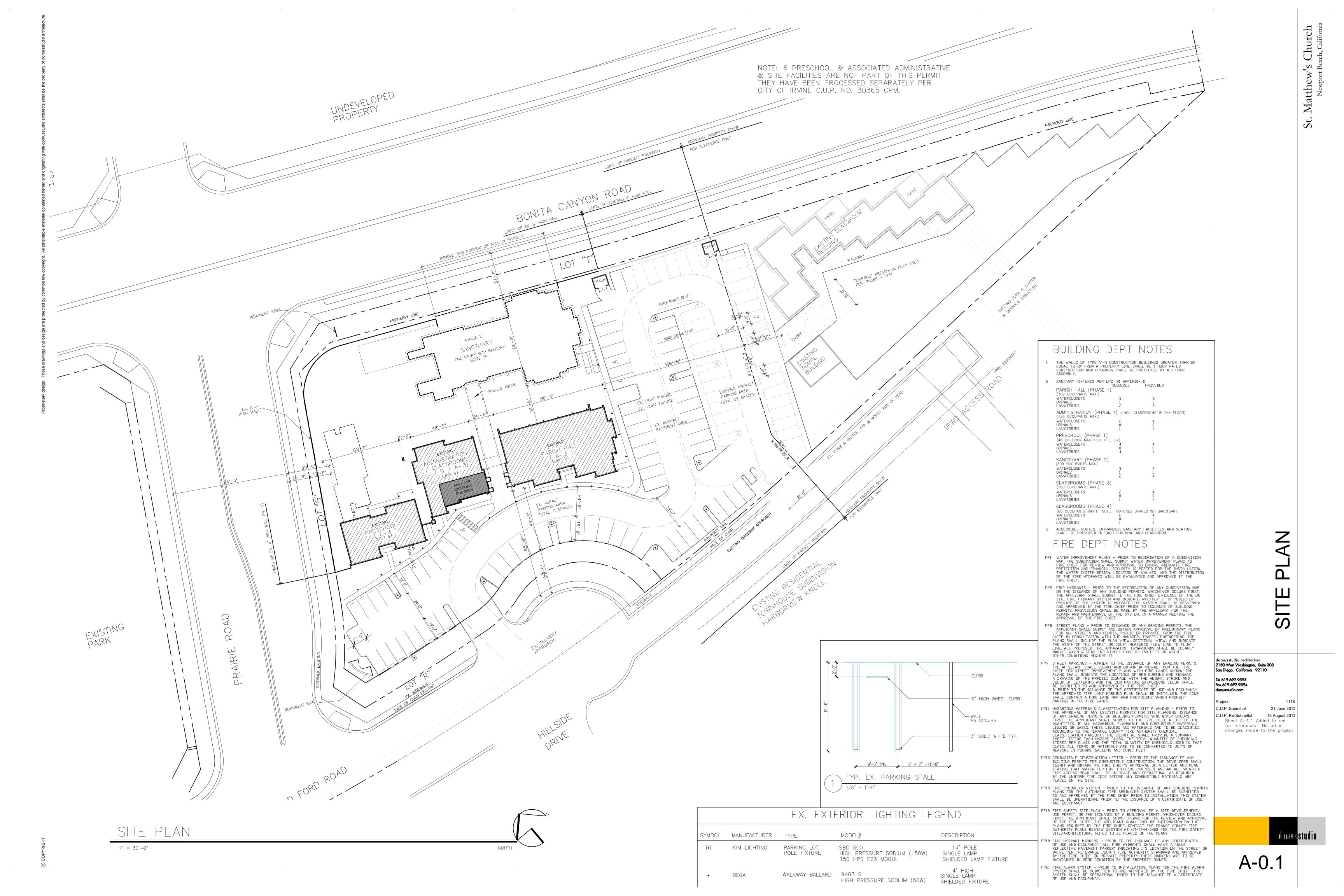
IT IS THE INTENT OF THESE DOCUMENTS THAT THE WORK DESCRIBED HEREIN, WHEN ACCOMPLISHED, SHALL CONSTITUTE A COMPLETE JOB. ALL COORDINATION, FEES, TASKS, LABOR, MATERIALS, TOOLS, CONNECTIONS, EQUIPMENT, CLEANUP(UNLESS OTHERWISE NOTED IN DOCUMENTS) REQUIRED TO FULLY FINISH THE DESCRIBED PROJECT SHALL BE FURNISHED AND PAID FOR BY THE CONTRACTOR WITHIN THE SCOPE OF THE WORK. ANY AND ALL EXCEPTIONS SHALL BE REQUESTED AND AGREED TO IN WRITING AT THE TIME OF THE SIGNING OF THE OWNER/CONTRACTOR AGREEMENT.

domusstudio architecture 2150 West Washington, Suite 303 San Diego, California 92110

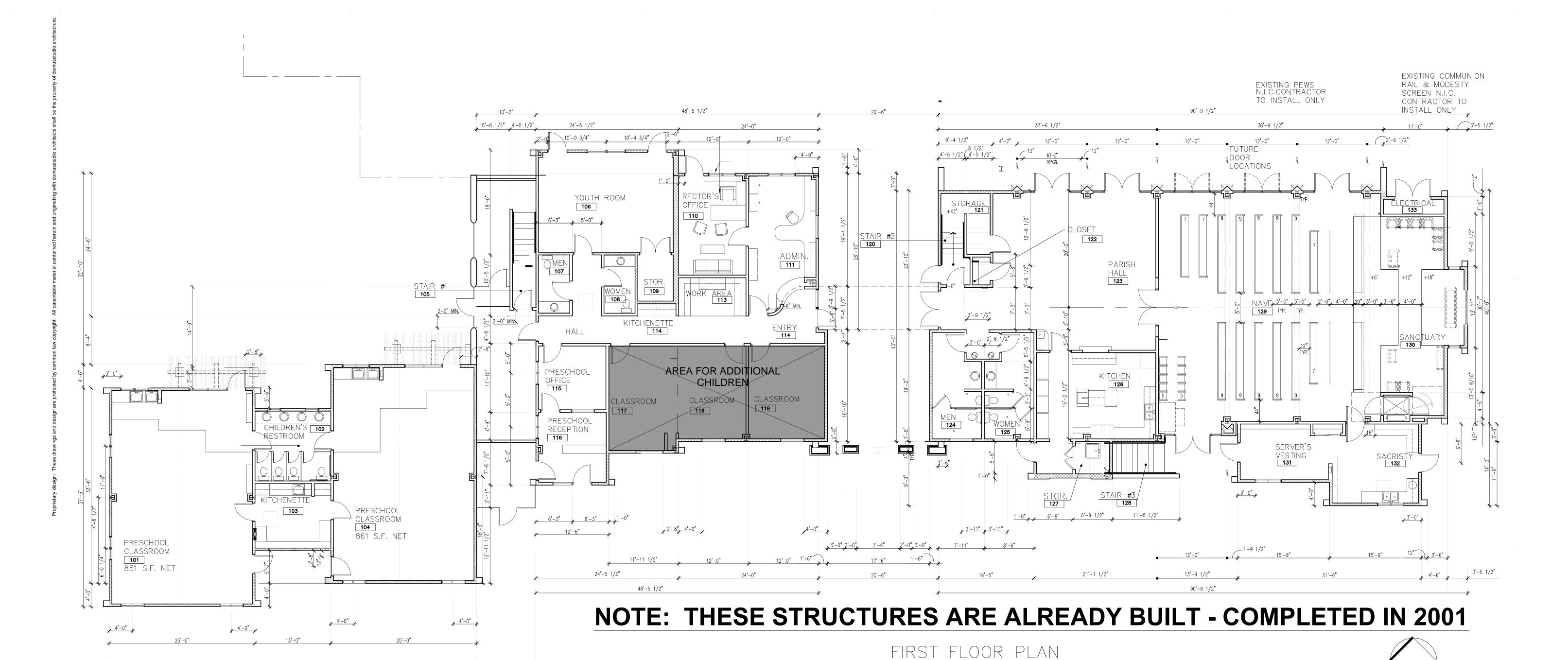
Tel 619.692.9393 Fax 619.692.9394 domusstudio.com

Project: C.U.P. Submittal 21 June 2012 C.U.P. Re-Submittal 13 August 2012 Sheet A-1.1 Added to set for reference. No other changes made to the project

TS 1.0

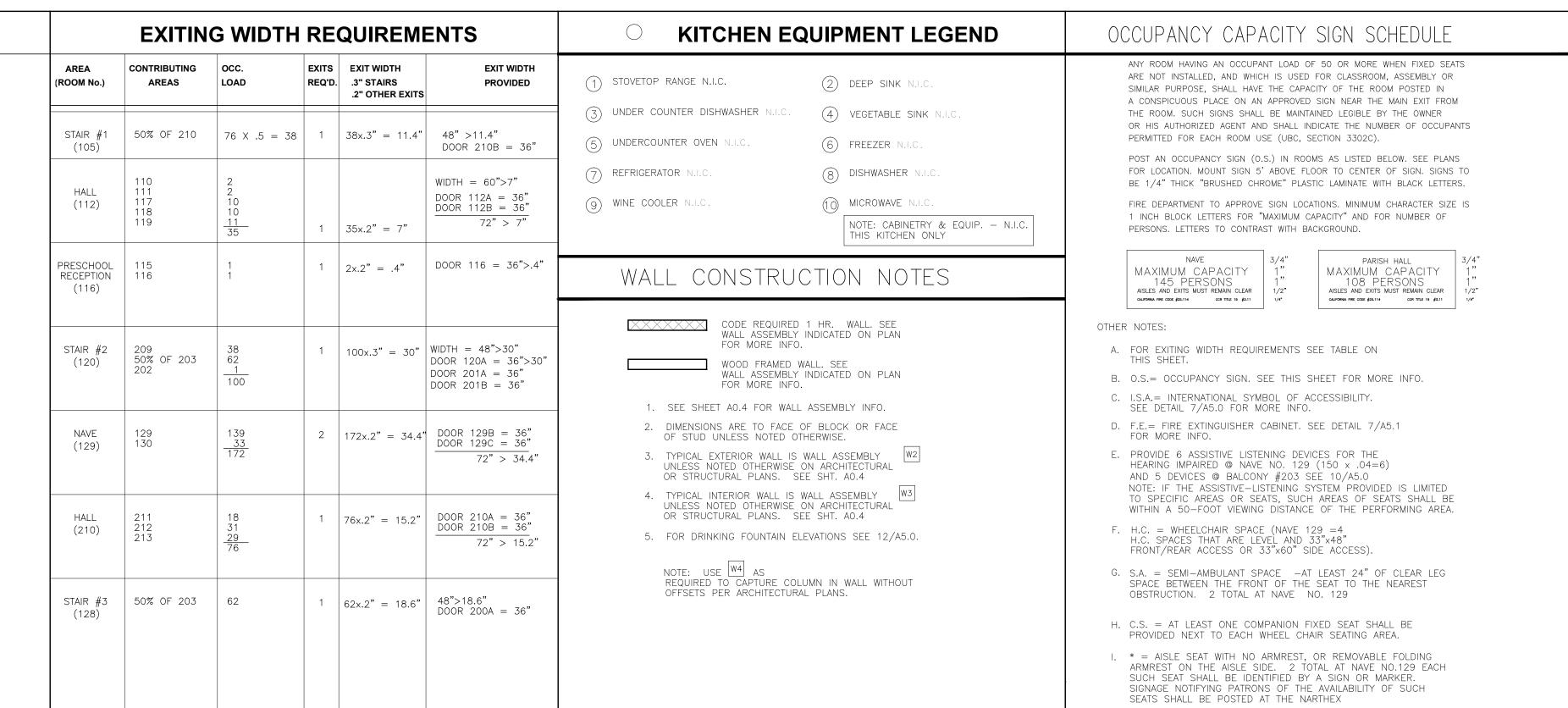






1/8"=1'-0"

10'-2"

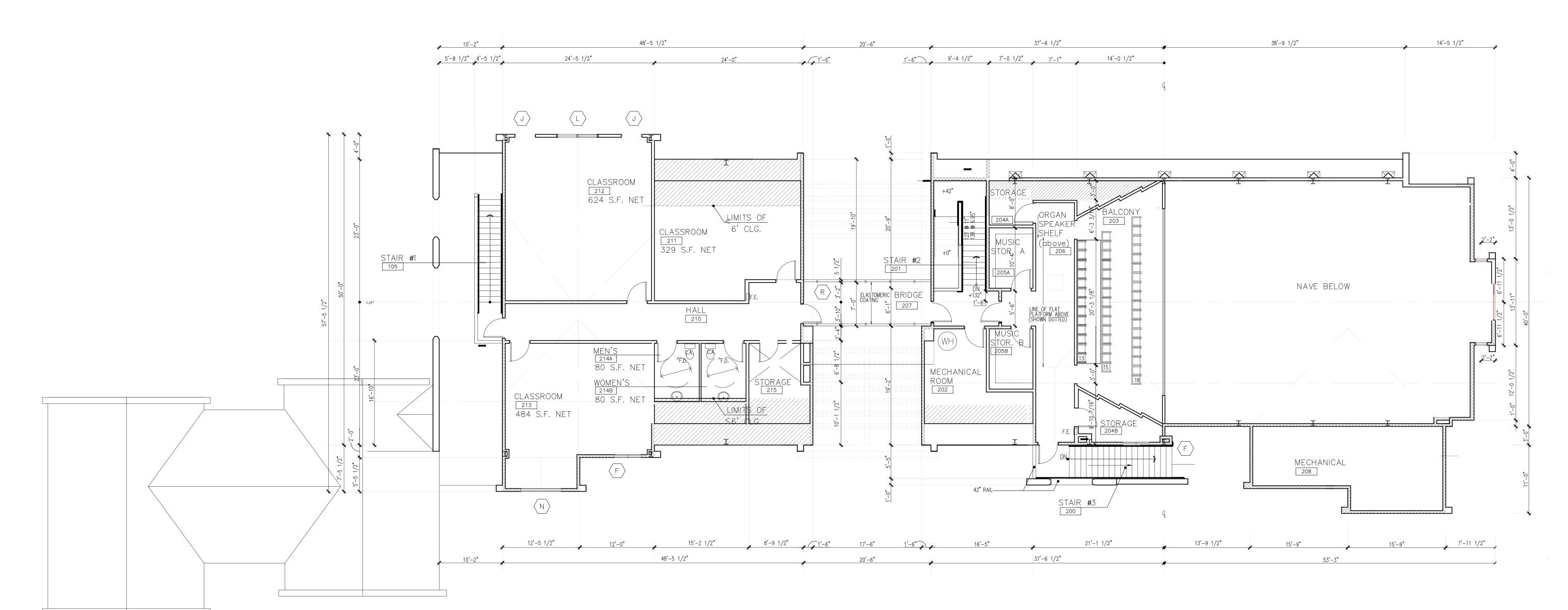


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C.U.P. Submittal 21 June 2012 C.U.P. Re-Submittal 13 August 2012 Sheet A-1.1 Added to set for reference. No other changes made to the project

A-1.0



## NOTE: THESE STRUCTURES ARE ALREADY BUILT - COMPLETED IN 2001

SECOND FLOOR PLAN

1/8"=1'-0"

NORTH

	<b>EXITIN</b>	G WIDTH	REQUIREM	IENTS	KITCHEN EQUIPMENT LEGEND	OCCUPANCY CAPACITY SIGN SCHEDULE	
AREA (ROOM No.)	CONTRIBUTING AREAS	OCC. LOAD	EXITS EXIT WIDTH REQ'D3" STAIRS .2" OTHER EXITS	EXIT WIDTH PROVIDED S	1) STOVETOP RANGE N.I.C. (2) DEEP SINK N.I.C.	ANY ROOM HAVING AN OCCUPANT LOAD OF 50 OR MORE WHEN FIXED SEATS ARE NOT INSTALLED, AND WHICH IS USED FOR CLASSROOM, ASSEMBLY OR SIMILAR PURPOSE, SHALL HAVE THE CAPACITY OF THE ROOM POSTED IN A CONSPICUOUS PLACE ON AN APPROVED SIGN NEAR THE MAIN EXIT FROM	
STAIR #1 (105)	50% OF 210	76 X .5 = 38	1 38x.3" = 11.4	" 48" >11.4" DOOR 210B = 36"	<ul><li>3 UNDER COUNTER DISHWASHER N.I.C.</li><li>4 VEGETABLE SINK N.I.C.</li><li>5 UNDERCOUNTER OVEN N.I.C.</li><li>6 FREEZER N.I.C.</li></ul>	THE ROOM. SUCH SIGNS SHALL BE MAINTAINED LEGIBLE BY THE OWNER OR HIS AUTHORIZED AGENT AND SHALL INDICATE THE NUMBER OF OCCUPANTS PERMITTED FOR EACH ROOM USE (UBC, SECTION 3302C).  POST AN OCCUPANCY SIGN (O.S.) IN ROOMS AS LISTED BELOW. SEE PLANS	S
HALL (112)	110 111 117 118 119	2 2 10 10 10 11 35	1 35x.2" = 7"	WIDTH = 60">7"  DOOR 112A = 36"  DOOR 112B = 36"  72" > 7"	<ul> <li>REFRIGERATOR N.I.C.</li> <li>WINE COOLER N.I.C.</li> <li>MICROWAVE N.I.C.</li> <li>NOTE: CABINETRY &amp; EQUIP N.I.C.</li> </ul>	FOR LOCATION. MOUNT SIGN 5' ABOVE FLOOR TO CENTER OF SIGN. SIGNS TO BE 1/4" THICK "BRUSHED CHROME" PLASTIC LAMINATE WITH BLACK LETTERS.  FIRE DEPARTMENT TO APPROVE SIGN LOCATIONS. MINIMUM CHARACTER SIZE IS 1 INCH BLOCK LETTERS FOR "MAXIMUM CAPACITY" AND FOR NUMBER OF PERSONS. LETTERS TO CONTRAST WITH BACKGROUND.	<b>domus</b> studio architecture
PRESCHOOL RECEPTION (116)	115 116	1 1	1 $35x.2 = 7$ 1 $2x.2" = .4"$	DOOR 116 = 36">.4"	WALL CONSTRUCTION NOTES	NAVE  MAXIMUM CAPACITY  1"  145 PERSONS  AISLES AND EXITS MUST REMAIN CLEAR  OULFORMA FIRE CODE \$22.114  COR TITLE 19 \$2.11  NAVE  MAXIMUM CAPACITY  1"  108 PERSONS  AISLES AND EXITS MUST REMAIN CLEAR  OULFORMA FIRE CODE \$22.114  COR TITLE 19 \$2.11  1/4"  OULFORMA FIRE CODE \$22.114  COR TITLE 19 \$2.11  1/4"	2150 West Washington, Suite 303 San Diego, California 92110 Tel 619.692.9393 Fax 619.692.9394 domusstudio.com
STAIR #2 (120)	209 50% OF 203 202	38 62 1 100	1 100x.3" = 30"	WIDTH = 48">30" DOOR 120A = 36">30" DOOR 201A = 36" DOOR 201B = 36"	CODE REQUIRED 1 HR. WALL. SEE WALL ASSEMBLY INDICATED ON PLAN FOR MORE INFO.  WOOD FRAMED WALL. SEE WALL ASSEMBLY INDICATED ON PLAN FOR MORE INFO.	OTHER NOTES:  A. FOR EXITING WIDTH REQUIREMENTS SEE TABLE ON THIS SHEET.  B. O.S.= OCCUPANCY SIGN. SEE THIS SHEET FOR MORE INFO.  C. I.S.A.= INTERNATIONAL SYMBOL OF ACCESSIBILITY.	Project: 1118 C.U.P. Submittal 21 June 2012 C.U.P. Re-Submittal 13 August 2012 Sheet A-1.1 Added to set for reference. No other changes made to the project
NAVE (129)	129 130	139 33 172	2 172x.2" = 34.4	DOOR 129B = 36" DOOR 129C = 36" 72" > 34.4"	<ol> <li>SEE SHEET AO.4 FOR WALL ASSEMBLY INFO.</li> <li>DIMENSIONS ARE TO FACE OF BLOCK OR FACE OF STUD UNLESS NOTED OTHERWISE.</li> <li>TYPICAL EXTERIOR WALL IS WALL ASSEMBLY UNLESS NOTED OTHERWISE ON ARCHITECTURAL OR STRUCTURAL PLANS. SEE SHT. AO.4</li> </ol>	SEE DETAIL 7/A5.0 FOR MORE INFO.  D. F.E.= FIRE EXTINGUISHER CABINET. SEE DETAIL 7/A5.1 FOR MORE INFO.  E. PROVIDE 6 ASSISTIVE LISTENING DEVICES FOR THE HEARING IMPAIRED @ NAVE NO. 129 (150 x .04=6) AND 5 DEVICES @ BALCONY #203 SEE 10/A5.0	
HALL (210)	211 212 213	18 31 29 76	1 76x.2" = 15.2"	DOOR 210A = 36" DOOR 210B = 36" 72" > 15.2"	4. TYPICAL INTERIOR WALL IS WALL ASSEMBLY UNLESS NOTED OTHERWISE ON ARCHITECTURAL OR STRUCTURAL PLANS. SEE SHT. A0.4  5. FOR DRINKING FOUNTAIN ELEVATIONS SEE 12/A5.0.	NOTE: IF THE ASSISTIVE—LISTENING SYSTEM PROVIDED IS LIMITED TO SPECIFIC AREAS OR SEATS, SUCH AREAS OF SEATS SHALL BE WITHIN A 50—FOOT VIEWING DISTANCE OF THE PERFORMING AREA.  F. H.C. = WHEELCHAIR SPACE (NAVE 129 =4 H.C. SPACES THAT ARE LEVEL AND 33"x48" FRONT/REAR ACCESS OR 33"x60" SIDE ACCESS).	
STAIR #3 (128)	50% OF 203	62	1 62x.2" = 18.6"	48">18.6" DOOR 200A = 36"	NOTE: USE W4 AS REQUIRED TO CAPTURE COLUMN IN WALL WITHOUT OFFSETS PER ARCHITECTURAL PLANS.	<ul> <li>G. S.A. = SEMI-AMBULANT SPACE -AT LEAST 24" OF CLEAR LEG SPACE BETWEEN THE FRONT OF THE SEAT TO THE NEAREST OBSTRUCTION. 2 TOTAL AT NAVE NO. 129</li> <li>H. C.S. = AT LEAST ONE COMPANION FIXED SEAT SHALL BE PROVIDED NEXT TO EACH WHEEL CHAIR SEATING AREA.</li> </ul>	domus <b>stu</b>
						I. * = AISLE SEAT WITH NO ARMREST, OR REMOVABLE FOLDING ARMREST ON THE AISLE SIDE. 2 TOTAL AT NAVE NO.129 EACH SUCH SEAT SHALL BE IDENTIFIED BY A SIGN OR MARKER. SIGNAGE NOTIFYING PATRONS OF THE AVAILABILITY OF SUCH SEATS SHALL BE POSTED AT THE NARTHEX	A-1.1

2 window

3 WINDOW TRIM / SURROUND

4 WOOD FASCIA - STAINED

5 SHEET METAL FLASHING - PAINTED

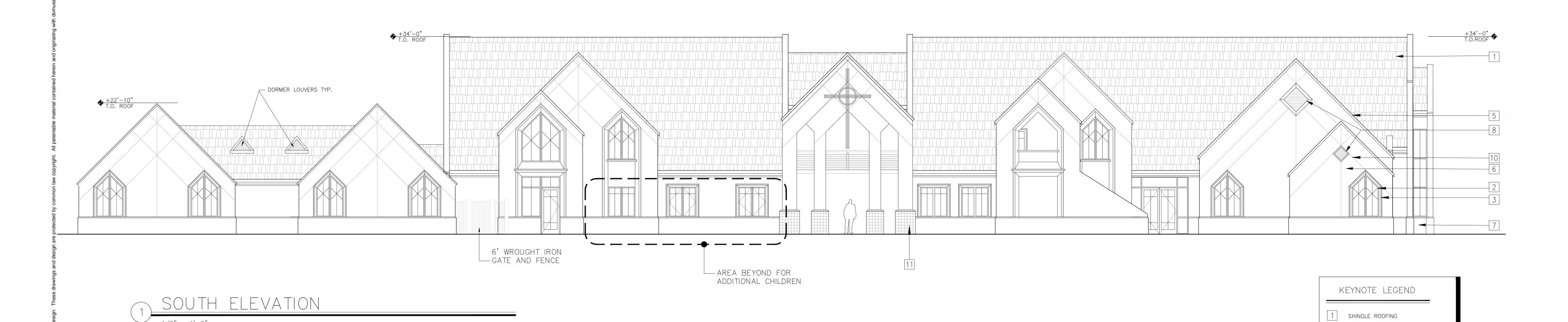
6 INTEGRALLY COLORED STUCCO

8 MECHANICAL LOUVER - PAINTED

9 GALVANIZED STEEL CROSS - PAINTEI

STUCCO ACCENT
-OR- STONE VENEER ALT.

[10] EXPANSION JOINT



## NOTE: THESE STRUCTURES ARE ALREADY BUILT - COMPLETED IN 2001

THERE ARE NO EXTERIOR IMPROVEMENTS PROPOSED

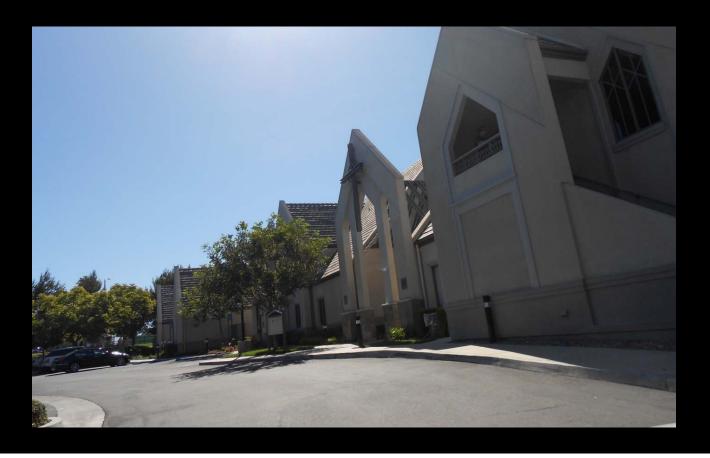


NORTH ELEVATION

A-2.0

# ADDITIONAL MATERIALS RECEIVED

## St. Matthew's Preschool



Planning Commission Public Hearing August 23, 2012 STAFF PRESENTATION



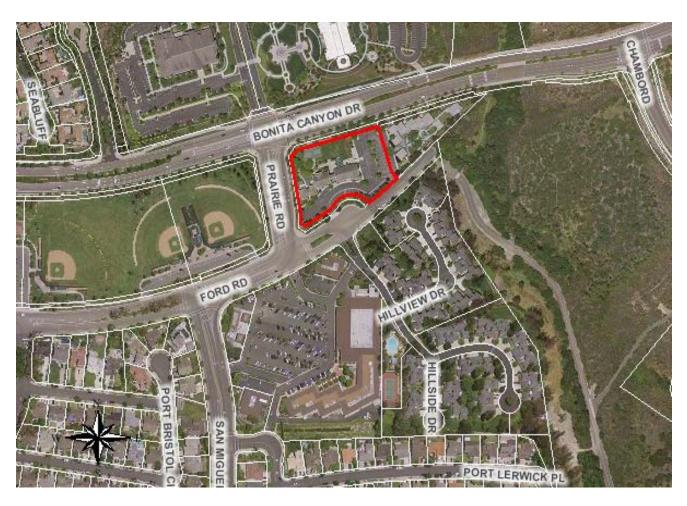
## Introduction



- St. Matthew's Preschool Capacity Increase
  - Conditional Use Permit No. UP2012-013 (PA2012-081)
  - An amendment to increase the maximum number of children allowed at the existing church preschool from 60 to 76 children. No square footage increase is proposed.
- Location
  - Bonita Canyon
  - 2300 Ford Road

# Vicinity Map

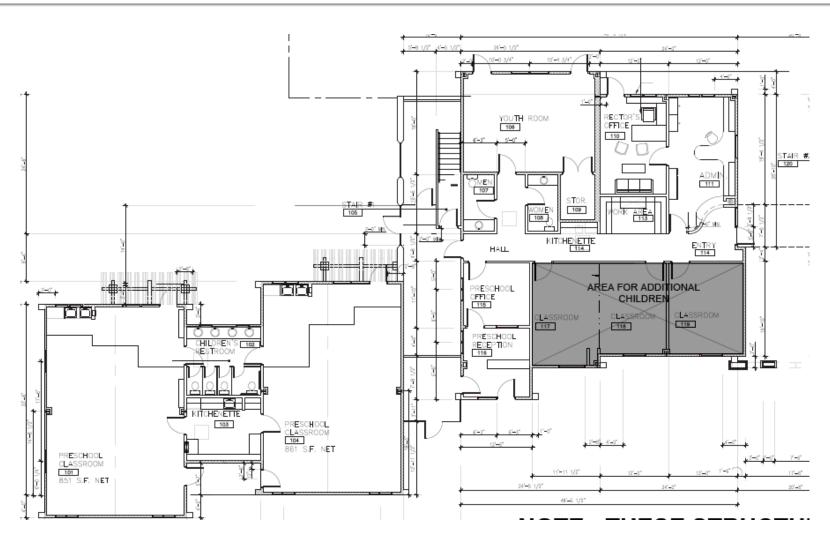




Community Development Department - Planning Division

## Floor Plan





## Background



- September 10, 1998 Approval of Use Permit No. UP3633 to allow the establishment of a religious facility on a vacant site.
- March 23, 2000 Approval of an amendment allowing an increase in the preschool capacity from 50 to 60 children.

## **Hours of Operation**

	Weekday	Weekend
Preschool	9:00 a.m. to 3:00 p.m.	
Day Care	7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m.	
Worship Services	Thursday nights	Sundays
Sunday School		During worship services
Parish Office Hours	Varies between 9:00 a.m. and 4:00 p.m.	

### Issues

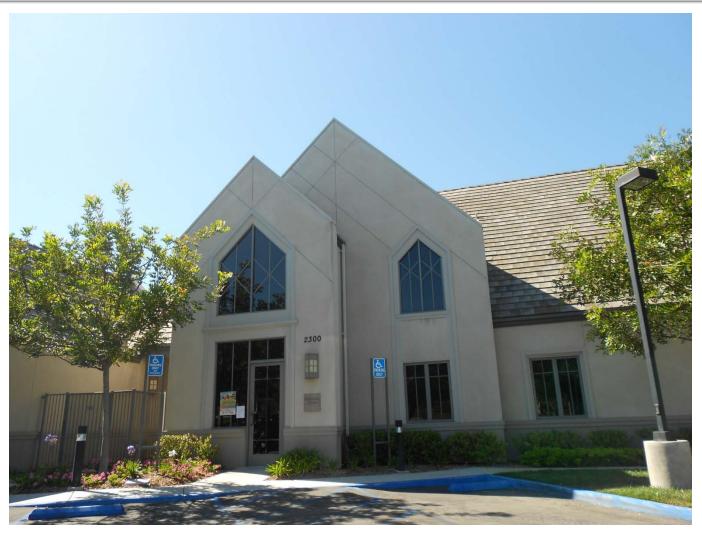


### Parking

- Requirement based on primary church use
- 1 per 3 seats in sanctuary
- 200/3 = 67 parking spaces required
- 88 spaces on site and 14 on adjacent site
- Circulation
  - Drop off and pickup are spaced out over a few hours
  - Runs efficiently

# Site Photographs

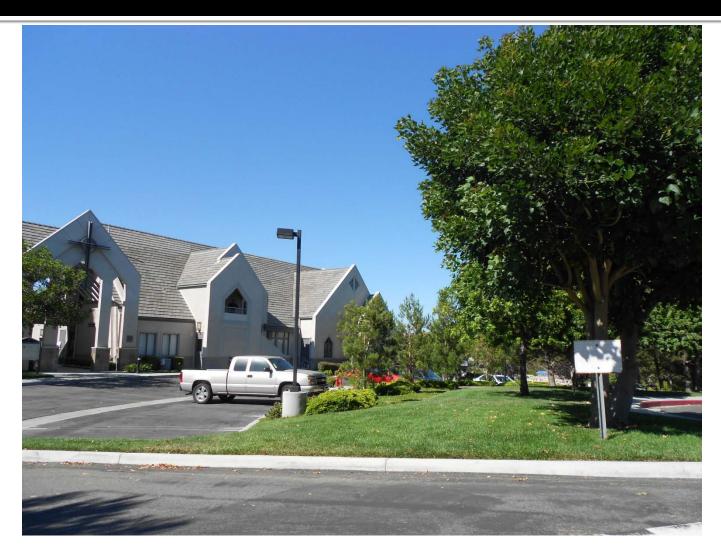




Community Development Department - Planning Division

# Site Photographs





# Site Photographs





Community Development Department - Planning Division



### For more information contact:

Fern Nueno 949-644-3227 fnueno@newportbeachca.gov www.newportbeachca.gov